

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
May 13, 2014
7:00 p.m.

Minutes

Mayor Sanger called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Cynthia Garnholz, Mark Winings, Joanne Boulton, Alex Berger III, and Richard Lintz.

Mayor Sanger
City Manager Owens
City Attorney O'Keefe

Alderman Winings moved to approve the April 29, 2014 (1st & 2nd Meeting) minutes. Alderman Garnholz seconded.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

A PUBLIC HEARING & RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO FONTBONNE UNIVERSITY AT 6800 WYDOWN BOULEVARD (FONTBONNE UNIVERSITY'S CAMPUS & 801 SEMINARY PLACE (CONCORDIA SEMINARY'S CAMPUS)

Mayor Sanger opened the public hearing and requested proof of publication.

At the request of Alderman Harris, Mayor Sanger suspended the public hearing.

Mayor Sanger presented the Clayton Garden Club with a proclamation in recognition of their 75th Anniversary.

A RESOLUTION TO SUPPORT THE BLUE STAR MEMORIAL HIGHWAY AND BY-WAY MARKER PROGRAM

City Manager Owens reported that The Blue Star Memorial Highway and By-Way Marker is a program of the National Garden Clubs, Inc. to serve as a living tribute to the Armed Forces of America. The program is sponsored by The Clayton Garden Club, the National Garden Clubs, Inc., and the Federated Garden Clubs of Missouri, Inc.

In honor of the Clayton Garden Club's 75th Anniversary the Club would like to extend the Blue Star Memorial By-Way route by adding The Center of Clayton, 50 Gay Avenue. The dedication is scheduled at The Center of Clayton on May 22. Recommendation is to approve the resolution.

Alderman Harris moved to approve Resolution No. 14-10, to support the Blue Star Memorial By-Way Marker of Missouri Program in tribute of the Armed Forces of America. Alderman Garnholz seconded.

The motion passed unanimously on a voice vote.

Mayor Sanger reconvened the public hearing.

City Manager Owens reported that this is a public hearing and subsequent resolution granting a conditional use permit to Fontbonne University for proposed improvements on Fontbonne University's campus and Concordia Seminary's campus.

As an institutional use in a residentially zoned district, Fontbonne University operates under a conditional use permit. A new conditional use permit is required to allow an expansion in parking.

Proposed improvements on Fontbonne's campus (6800 Wydown Boulevard) include the construction of a new driveway connector with fourteen parking spaces, extending the existing brick screen wall along Big Bend Boulevard and new landscaping at the southwest quadrant of the property in an existing lawn area between Big Bend Boulevard and the Fine Arts building. The connector drive connects the existing driveway along Fontbonne's southern property line to the existing 152 space surface parking lot that is adjacent to Big Bend Boulevard. The fourteen parking spaces that are proposed along the west side of the one-way drive will be screened by a new brick screen wall and landscaping.

Proposed improvements on Concordia's campus (801 Seminary Place) include a 157 space parking lot, new retaining walls, fencing, and landscaping at the northwest quadrant of the property. The parking lot will be located between the existing driveway along Fontbonne's southern property line and Concordia's student housing. The area contains a mix of hardwood and softwood deciduous tree species and is currently being used for a yard waste depository and maintenance yard for Concordia. Access to the parking lot will be via a new driveway at the southeast corner of Fontbonne's campus. The parking lot will feature pervious pavement and two tree islands. Two pedestrian connections are proposed between the parking lot and existing walkways on Fontbonne's campus. An ornamental fence and landscape screening are proposed around the perimeter of the new parking lot. Recommendation is to conduct a public hearing and consider approving the resolution granting a Conditional Use Permit to Fontbonne University, with the stipulations contained in the resolution.

Dr. Denny Golden, President of Fontbonne University addressed the Board stating that he has devoted his life to education for 48 years and he has always try to respect and honor the highest levels of town/gown relationships which is especially true in Clayton where the people care about the quality of life and the quality of all of the educational institutions public or private. At Fontbonne they are convinced that the best way to achieve high standards is to educate their students to become leaders. In order to do so one of the key things that they need is to have safe, sufficient and secure places where students can park their cars as close to campus as possible. He feels that the investment in the parking lot is worth it to have that safe and secure location and is here tonight to urge the Board to consider approving the Conditional Use Permit for a parking lot.

Mr. David Coleman, Architect and Project Manager, Christner, Inc. addressed the Board with a PowerPoint presentation on the project design and layout. He pointed out specifications on various aspects of the project, such as: buffer zones that surround the parking lot; in and out, right turn only traffic direction when entering/exiting from Big Bend Boulevard; buffers along the Fontbonne property lines-west and east edges; per the Plan Commission requirement they added two tree islands and reduced the spaces from 157 to 153; included a connector drive south along Big Bend; added a new parking lot gate arm to allow the lot to be closed during holiday breaks or no class; they held community meetings November and December 2013; sent out student surveys; performed a "traffic" assessment study (current use versus new use); a study (and plan) was done on an enter/exit route; a plan on the tree removal, planting, and shading locations; reduced the lighting height by 20 feet and the use of LED lights.

In response to the Board's questions, Mr. Coleman confirmed that there are 100 spaces at the CBC site with approximately 61 cars currently using that space and they are proposing to build 153 plus 14 (connector lot) spaces for the new lot equaling 167 spaces. The connector lot would reduce the turns within the property.

In response to the Board's question regarding the traffic assessment, Mr. Dustin Reichman, Bernardin Lochmueller and Associates, stated that there are approximately a total of 620 parking spaces on the main campus plus 100 spaces off campus. Mr. Reichman clarified the study on the turning movements and the lot capacity which was determined during Fontbonne's busiest time of the day – the peak mid-day demand.

Alderman Harris expressed her concerns regarding the use of the lot at night. Lights will be left on encroaching upon the neighboring homes, possible loitering in a secluded area, and also safety and security concerns.

In response to Alderman Lintz's question, Mr. Gary Zach stated that the CBC campus is not open 24 hours and that people are required to move their cars at a certain time.

In response to the Board's questions regarding staff parking use and fees, Mr. Gary Zach stated that they have 253 full time staff and 157 part time staff. Currently, student parking for the CBC campus is \$55 annually; commuter student parking is \$130 annually; resident student parking is \$155 annually; faculty is \$155 annually.

In response to Alderman Boulton's question, Mr. Zach clarified the percentages determined in the student survey questions and that parking fees are determined and compared to fees charged by other St. Louis campuses.

In response to the Board's questions, Mr. Zach clarified the safety of creating the connector drive to stay on campus and the decision to have a "right-in and right-out" along Big Bend Boulevard. Mr. Zach stated that they did not consider a garage due to the expense involved.

In response to the Board's questions regarding landscaping, Laurel Harrington, landscape designer, explained the tree removal, replacement and proposed landscaping.

In response to the Board's questions regarding enrollment, Mr. Pressimone, Fontbonne, stated that the current enrollment is approximately 1,961 students and estimate that they will have at least 2,200 students in the near future. He stated that the property lease with Concordia Seminary is 20 years with a guarantee of 10 years. He stated that at some point due to growth they (Fontbonne) will need to consider a structured parking garage.

In response to the Board's questions regarding traffic safety, Mr. Zach clarified the use of the connector drive and the no left turn onto Big Bend which results in a more controlled and safer situation.

In response to Alderman Lintz's question regarding increased enrollment and future use of the lot after the 10 year lease, Mr. Pressimone stated that the property would revert back to Concordia Seminary if not needed. Mr. Steve Mudd, Concordia Seminary, confirmed that Concordia would not have any use for the lot if that would happen.

Ms. Lilly Canal-Katz read a statement from Andrea Maddox-Dallas in opposition of approval of the project.

Ms. Katz also spoke in opposition of the parking lot proposal and the loss of trees and green space. She suggests that a stipulation is in place for future landscaping, green space replacement if the lot is no longer needed by the school(s).

Mr. Dan Schlafly, 107 Aberdeen, addressed the Board recapping a history of expansion into the neighborhoods by the University and expressed his opposition to the project and its overall impact.

Mr. Jeremy Garrett, 16 Southmoor, addressed the Board with regard to suggestion for a stoplight to be erected in the proposed area on Big Bend due to the increased traffic and in terms of safety.

Mr. Tom Carrier, 14 Wydown Terrace, addressed the Board in opposition of the proposed project.

Ms. Jane Mendelson, 110 Arundel Place, addressed the Board with her concerns of the project developed so close to the back of the Dartford residents and the loss of trees. She suggests that the project is moved closer to Big Bend area or suggests that the lights are dimmed at night.

Ms. Harrington clarified that the lot was positioned according to the lay of the land and explained the layout of the project with adequate landscaping including the existing trees related to the new lot.

Ms. Judy Henchel, 3 Southmoor, addressed the Board with concerns of the increasing traffic and accidents along Big Bend due to the prior parking lot expansions which will continue and be an increasing issue if the proposed project is approved.

Mayor Sanger closed the public hearing and requested proof of publication.

Mayor Sanger expressed his concerns regarding the 10 year lease and conditions of a remediation.

Alderman Harris expressed her concerns regarding security, traffic and pedestrian safety.

Alderman Garnholz expressed her concerns regarding lighting, night noise for neighboring residents.

Alderman Winings expressed his concerns regarding the 10 year lease and suggests that the University consider closing the lot at night.

Alderman Boulton applauded the addition of the connector drive and 14 spaces, but expressed concerns regarding the 10 year lease, lighting, removal of trees, noise and traffic.

Alderman Berger commented that he feels that this business case fails and he cannot support what is proposed in its present case.

Alderman Lintz agreed with the comments from the Board.

Mayor Sanger explained the implications of taking a vote and the request fails, voting to postpone, or the requestor may withdraw their request.

Dr. Golden requested to withdraw Fontbonne's request. He thanked the Board and the public for their comments.

The Board accepted the withdrawal.

A PUBLIC HEARING AND RESOLUTION TO CONSIDER APPROVING A CONDITIONAL USE PERMIT FOR A SECOND UNIT AT 1 FOREST RIDGE

Mayor Sanger opened the public hearing and requested proof of publication.

City Manager Owens reported that this is a public hearing and subsequent resolution to consider granting a Conditional Use Permit to Jim & Stacey Weddle, owners, to allow the second floor of the existing attached 2-car garage (considered attached for zoning purposes as it is connected to primary structure by a covered walkway) to function as a second unit.

The subject property is located in the R-1 Zoning District. The second unit is subject to the issuance of a conditional use permit as contained in Article II, Section 405.330 of the Zoning Regulations.

In 2004, the Board of Aldermen approved a Conditional Use Permit to allow the construction of a 1-story pool house/second unit on the subject property.

The garage, which is located at the northwest quadrant of the site, is approximately 42 feet from northern property line (along Wydown Boulevard) and 36 feet from the western property line. The second story features

the elements that define a second unit including a kitchen, bathroom, sleeping and living space. Permanent use of second units is limited to individuals related to the owners, or employees of the owners of the principal residence who do work on the grounds of the property. The second unit may not be rented and the owner shall record a deed restriction to this effect as part of the permit process required for a second unit.

The Plan Commission considered the request for Conditional Use Permit at their April 7, 2014, meeting and voted unanimously to recommend approval subject to the stipulations contained in Article II, Section 405.330 (outlined above), and that proof of the required deed restriction be submitted to the City prior to issuance of the Conditional Use Permit.

Staff recommends approval of the resolution granting a Conditional Use Permit for a second unit pending the receipt of/compliance with the following within sixty (60) days of approval by the Board of Aldermen or the approval is null and void:

- A copy of the deed restriction as specified in Section 405.330, outlined above; and
- All applicable building, plumbing and mechanical permits are secured and inspections conducted and approved and final occupancy granted.

The Conditional Use Permit shall stipulate compliance with all of the provisions outlined in Section 405.330 of the City's Zoning Regulations.

Mr. Brian Ivy, Idea Architects, was present to answer any questions from the Board.

Mayor Sanger closed the public hearing.

Alderman Harris moved to approve Resolution No. 14-09, a request for a Conditional Use Permit for #1 Forest Ridge. Alderman Garnholz seconded.

The motion passed unanimously on a voice vote.

AN ORDINANCE AMENDING ORDINANCE NO. 6285 – APPROVING THE PLANNED UNIT DEVELOPMENT FOR 8025 BONHOMME AVENUE (CLAYTON ON THE PARK)

Mayor Sanger opened the public hearing and requested proof of publication.

City Manager Owens reported that this is an ordinance amending Ordinance No. 6285, adopted September 10, 2013, regulating the use of the property at 8025 Bonhomme Avenue (Clayton on the Park) to allow a change in landscaping.

In 2012, use of the property changed to apartment units. In 2013, the City approved a 3,000 square foot commercial component on the first floor of the building, via Ordinance No. 6285, in conjunction with the Architectural Review Board's approval of exterior alterations for a new restaurant tenant, Edmonds Parkside Grill. Edmonds Parkside Grill is no longer proposing to occupy the restaurant space or to go forward with the proposed exterior alterations.

On April 7 2014, the Architectural Review Board approved revised designs for a new staircase, entry canopy, outdoor dining patio, and water feature for a future restaurant tenant that has not yet been selected, with the condition that the Board approves an amendment to the Planned Unit Development Ordinance to allow a change in landscaping.

The Planned Unit Development (PUD) ordinance for this property requires that the landscaping "be properly maintained in accordance with the approved landscape plans approved for the original development of the Project dated November 3, 1997 that are on file with the Department of Planning and Development Services and the revised landscape plan approved in conjunction with the Edmonds Parkside Grill Conditional Use

Permit.” Because landscaping is being removed as part of the restaurant space renovations, an amendment to the Planned Unit Development Ordinance is required. Recommendation is to approve the Ordinance.

In response to the Board’s questions, Mr. Mark Rubin, Koman Group, explained that the design area is located on the southeast corner view of the property. They will not be removing the current artwork, but that the new design will include a water feature that will enhance (add to) the art.

In response to Alderman Lintz’ question, Mr. Rubin clarified that Phase 2 of the project will not happen until after they get a (restaurant) tenant.

Ms. Vivian Eveloff, resident at 200 S. Brentwood Boulevard (Park Towers) addressed the Board with concerns regarding noise from the outdoor dining, music, the water feature, and asked for clarification on the setback.

Mr. Rubin explained the stair-step water feature and noted that there is no sound impact from this feature. The new design will not impact the setback nor will it encroach upon pedestrian walkways.

Mayor Sanger closed the public hearing.

Alderman Harris introduced Bill No. 6441, to approve an amendment to the Planned Unit Development for 8025 Bonhomme Avenue (Clayton on the Park) to allow a change in the landscape plan, to be read for the first time by title only. Alderman Garnholz seconded.

City Attorney O’Keefe reads Bill No. 644, an Ordinance Amending Ordinance No. 6285 Approving a Planned Unit Development for the Clayton On the Park Property at 8025 Bonhomme Avenue, Subject to the Requirements Set Forth In the Code of Ordinances of The City of Clayton, Missouri; and Other Actions Related Thereto for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6441, to approve an amendment to the Planned Unit Development for 8025 Bonhomme Avenue (Clayton on the Park) to allow a change in the landscape plan, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney O’Keefe reads Bill No. 6441 for a second time; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6317 of the City of Clayton.

AN ORDINANCE TO APPROVE A CONDOMINIUM PLAT AT 6334 NORTHWOOD AVENUE

City Manager Owens reported that this is an ordinance approving a condominium plat at 6334 Northwood Avenue.

On April 9, 2014, the City of Clayton received an application, plat and supporting documents from Charles L. Voellinger, Sr., owner, for approval of a condominium plat to be known as 6334 Northwood Condominiums.

The subject 3-story building contains three (3) units. Each unit (floor) measures 1,855 square feet. There are no current housing code violations on the property.

Staff has reviewed the application and finds that it meets the requirements for approval. Recommendation is to approve the ordinance.

Alderman Harris introduced Bill No. 6442, to approve a condominium plat for 6334 Northwood, to be read for the first time by title only. Alderman Garnholz seconded.

Mr. Kevin Williams and Mr. Charlie Voellinger were present to answer any questions from the Board.

City Attorney O’Keefe reads Bill No. 6442, an Ordinance an Ordinance Providing for the Approval of a Plat of 6334 Northwood Condominiums, a Condominium Located at 6334 Northwood Avenue in the City of Clayton, Missouri for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6442, to approve a condominium plat for 6334 Northwood, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney O’Keefe reads Bill No. 6442 for the second time by title only; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6318 of the City of Clayton.

AN ORDINANCE TO CONSIDER APPROVING A SALES TAX FOR THE OPERATIONS OF THE CLAYTON FIRE DEPARTMENT

City Manager Owens reported that On April 8, 2014, an election was held in the City of Clayton and a majority of the voters approved a one quarter of one cent sales tax for the operations of the Clayton Fire Department. This tax will apply to all retail sales made within the City subject to taxation.

The City must now adopt an ordinance levying the new sales tax for it to commence. This ordinance will then be filed within ten (10) days with the Missouri Director of Revenue. The new sales tax will be effective as of the beginning of the second quarter after it is filed, or October 1, 2014.

Recommendation is to approve an ordinance authorizing the City to implement a one quarter of one cent sales tax for the operations of the Clayton Fire Department.

City Manager Owens noted that the draft ordinance has been revised as Bill No. 6443.1 to include additional wording for State required purposes, copies are provided at each dias.

Alderman Harris introduced Bill No. 6443.1, to approve an ordinance levying a sales tax for the operations of the Clayton Fire Department, to be read for the first time by title only. Alderman Garnholz seconded.

City Attorney O’Keefe reads Bill No. 6443.1, an Ordinance of the City of Clayton, Missouri, Levying a Sales Tax for Operations of the Clayton Fire Department for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6443.1, to approve an ordinance levying a sales tax for the operations of the Clayton Fire Department, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney O’Keefe reads Bill No. 6443.1 for the second time by title only; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6319 of the City of Clayton.

AN ORDINANCE TO APPROVE THE 2ND QUARTER AMENDMENT TO THE FISCAL YEAR 2014 BUDGET

Janet Watson gave a brief summary report on the proposed amendment.

General Fund

Revenue decreased \$37,140.

- Special Events for Parks & Recreation has added revenue and sponsorships for a total of \$13,000. This revenue is offset by the related expenditures.
- The St. Louis Artist's Guild lease was extended and the City received additional rent in the amount of \$9,000 beyond the amount budgeted.
- The Taste of Clayton revenue in the amount of \$59,140 is being eliminated since the City chose not to hold this event this year. The related expenditures are also being eliminated.

Expenditures - \$125,460 Increase

- The addition of the Farmer's Market event is estimated to add \$134,750 in costs. For FY14, this amount is being added to the City Manager's budget but in future years these event costs will be segregated in the budget document.
- The City experienced higher than normal winter storm responses this year and additional funds in the amount of \$7,000 were needed in overtime expenditures. Other additional storm response costs are being paid through savings in other accounts.
- The City had its larger facilities appraised and property insurance increased in the amount of \$14,750 to insure the updated valuations of these facilities, including the addition of the Brentwood Building.
- The Taste of Clayton event was not held this year and therefore the expenditures of \$62,140 are being eliminated, along with the associated revenue.
- Several Parks & Recreation events resulted in higher total expenditures than planned such as: costs for the Centennial events were paid in FY14 instead of FY13; the Cupid's Ball had an unplanned overage; and there were additional events added this year such as Musical Nights, the Clayton Rides the Trail event sponsored by Great Rivers Greenway, and Food Truck Sundays. These costs totaled \$17,100 with most of this amount being offset by additional revenue.
- The Park Maintenance Division has chosen to begin a pilot program of using a contractor for park mowing for a cost of \$30,000 instead of City staff providing these services. The savings for this contract are: 1) staff savings through the DROP program with a reduction of one full-time employee and the sharing of another employee with different City department; 2) the reduction in seasonal labor for a savings of \$16,000 in this amendment; and, 3) long-term equipment replacement and annual fuel savings. Again, this is a pilot program and quality will be monitored closely. If the program is successful it may be expanded to cover more sites.

Capital Improvement Fund

Expenditures - \$90,000 Decrease

- Two Shaw Park projects had budgeted expenditures planned for FY14 which occurred in FY13 for a total of \$90,000 and the budget is being reduced by that amount.

Debt Service Funds

Expenditures - \$3,000 Decrease

- One of the outstanding bond issues required an arbitrage rebate calculation this year and there was also an increase in annual bond trustee fees. Both of these costs together totaled \$3,000.

An ordinance is attached incorporating the recommended amendments to the FY14 budget. Exhibit 1-1 provides a fund summary of the effect of the recommended amendments, including the percentage effect of the amendment on each fund. Exhibit 1-2 lists the individual budget line items in this quarter's amendment.

Recommendation is to approve the ordinance adopting an amendment to the FY14 budget with a net effect on the City's fund balances of a reduction of \$75,600 or 0.9%.

In response to the Board's questions, Patty DeForrest stated that they have signed a one –year contract for the mowing services and that she will provide data comparison on the project close to the end of the contract.

Alderman Harris introduced Bill No. 6444, to approve the FY2014 2nd Quarter Budget Amendment, to be read for the first time by title only. Alderman Garnholz seconded.

City Attorney O'Keefe reads Bill No. 6444, an Ordinance Amending the Fiscal Year 2014 Budget and Appropriating Funds Pursuant Thereto for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6444, to approve the FY2014 2nd Quarter Budget Amendment, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney O'Keefe reads Bill No. 6444 for the second time by title only; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6320 of the City of Clayton.

A MOTION TO APPOINT PROVISIONAL MUNICIPAL JUDGES

City Manager Owens reported that a provisional judge substitutes at Municipal Court when the Municipal Judge is absent. The following individuals have been nominated:

Ward I – John Wallach, 11 Wydown Terrace and Ward II - Joseph R. Dulle, 24 Crestwood. (replacing Nancy Watkins)

Recommendation is to consider the appointments.

Alderman Harris moves to approve the appointments of John Wallach and Joseph Dulle as provisional judges. Alderman Garnholz seconded.

The motion passed unanimously on a voice vote.

Other

Alderman Harris gave an update on the Parks & Recreation Commission. The Commission reviewed plans for the water retention in Oak Knoll Park next steps is to hold neighborhood meetings and then come before the Board of Aldermen for an easement request. The commission reviewed the plans for the playground in Oak Knoll Park and they request that the playground is open to all residents during non-school hours.

Alderman Harris reported that the “resident” Peregrine Falcon seen around the city was injured recently and the World Bird Sanctuary has repaired the injuries, but unfortunately the falcon will not be able to fly again. The Sanctuary has taken in the nest of eggs for them to hatch on site. She has hopes that the falcons find their way back to Clayton.

Alderman Garnholz suggested that certain (non-controversial) agenda items should be placed first on the agenda to prevent people who are waiting in the audience to hear specific ordinances/resolutions a prolonged wait time.

Alderman Garnholz reported the Plan Commission recently experienced reviewing a project that was very creative to meet requirements. A garage addition was below grade and the designer created a green roof

which looks like a continuous yard. Unfortunately, the soil depth is ten inches and therefore would not support a tree. She thinks that they may want to look into this in terms of future development proposals.

Alderman Boulton reported that the Sustainability Committee recently reviewed the Oak Knoll project.

Alderman Berger reported on the Pension Boards stating that the city is in a positive position numerically speaking. There are eight different measures on benchmarks and they are currently meeting six out of eight benchmarks. They are engaging an actuarial firm, Buck Consultants, to work with both boards to help in making decisions on the need for funding levels and reporting to continue to have/maintain our unique position.

Mayor Sanger commended Chief Thorp and the Fire Department for the excellent work hosting the Fallen Firefighters Survivors' Event last week.

Mayor Sanger announced that he will be distributing aldermanic assignments for the Boards and Commissions.

There being no further regular business the meeting was adjourned at 10:00 p.m.

Mayor

ATTEST:

City Clerk

Dear Mayor Sanger, fellow (former) Board members, and Craig,

I cannot make tonight's meeting to speak personally but wanted to share my thoughts with you prior to the meeting.

I have many reservations about the proposed parking lot for Fontbonne which is on the agenda tonight. Among those instances at the top of the list include light and noise to adjacent properties (my own included), increased traffic and entrance/exiting on Big Bend, and the tremendous loss of green space.

Overall, this "solution" seems like a very short-sighted plan given that Fontbonne does not have plans to increase enrollment at this site. It seems as though additional options have not really been thought through and we in the Hillcrest neighborhood will end up paying the price. They cite the need to expand this parking based on current attendance. I would like to note that they have another site where they conduct evening classes in Brentwood. They could perhaps look at having more evening and even daytime classes at that site.

In addition, we have been pretty vigilant with Washington University and parking. Washington University has utilized programs to decrease car ownership among students who live on campus using innovative programs such as the Enterprise WeCar initiative and preventing Freshman from owning cars. Why is Fontbonne not looking into that? Fontbonne students who live on campus are within the same walking distance vicinity as Wash U students for shopping needs and mass transit. Is it really necessary to provide such convenient parking for young students who can either walk or take a shuttle bus? This to me goes against our green initiatives that our city has strived to work for over the past years. To take out over 100 mature trees to put in a parking lot to accommodate such a low number of cars seems counterproductive to our city's green initiatives AND a very short-sighted solution to their problem. Here is a solution: students, move your bodies and walk or plan your time accordingly and take the shuttle. This situation reminds me greatly of the parking issues as well at Central Presbyterian where the concept of walking a half block from an existing parking lot was just too much effort.

Both Concordia and Fontbonne have traditionally been great neighbors to Hillcrest. I treasure my relationships and friendships with Monica and Denny and Dale and Diane. They are outstanding people with whom I share mutual respect, plus they are just really nice people! But I cannot agree with this very short-sighted solution and had hoped that between the truly good intentions that they have for our community and our staff's ability to work towards better, green solutions that something other than what I see on the agenda would have appeared tonight.

At the very least, I urge you to consider passing tonight the 14 parking space connector road, but to please allow for some more time to ask the Universities as treasured institutional citizens (which they definitely are) to consider investigating internal policies around the use of the remote lot and/or reviewing who really needs a car when living on campus. And does that car have to be right outside one's door? Once this lot is built, we have forever lost the green space over a 10 year lease. Ten years is a short time for this loss. And quite frankly, there has always been speculation about both institutions and where they may be 10 years from now. What happens after it is already a parking lot and then the proposal is a building or another dorm? I know what position you are in because I've been there - as you know. I know you have limitations and boundaries around CUPs. I cannot make the meeting tonight, but wanted you to know my thoughts as a very close neighbor to this proposed parking lot and a former alderman for Ward 1. I think an appropriate quote for this is from Joni Mitchell: "Pave paradise to put up a parking lot"! As you know, I respect all of you and the tough decisions that come before this Board. Thanks for your consideration!

Sincerely,

Andrea